

STATE OF ALABAMA)

JEFFERSON COUNTY)

19760119000003450 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/19/1976 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE AND NO/100 (\$1.00) DOLLARS and correction of title, to the undersigned Grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I WILLIE INEZ ROGERS, a widow, (herein referred to as Grantor) do grant, bargain, sell and convey unto R. W. WATKINS and wife, FRANCES WATKINS, (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

The SW 1/4 of the SE 1/4, Section 12, Township 20, Range 4 West, except the following parcels of property:

1. That certain property reserved to R. R. Pitts in the deed from R. R. Pitts and wife, B. E. Pitts to A. J. Terrell and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 45, Page 372, excepted property being described as:

Commencing at the Northwest corner running east 378 feet to corner yard; thence South 148 feet; thence East 210 feet; thence North 148 feet; said yard to be a tract 140 feet long and 210 feet wide.

2. That certain property as conveyed by E. R. Rogers and wife, Willie Inez Rogers, to the Board of Trustees for Macedonia Missionary Baptist Church as set out in deed recorded in Deed Book 148, Page 318.

3. The property described as follows: Begin at the SW corner of SW 1/4 of SE 1/4, Section 12, Township 20 S., Range 4 W; thence run North along the West line of said SW 1/4 of SE 1/4 a distance of 484.85 feet for point of beginning; thence continue said course along said West line a distance of 491.73 feet to the SE right-of-way boundary of County Road; turn right an angle of 47° 14' along said SE right-of-way boundary a distance of 25.0 feet; turn right an angle of 93° 16' a distance of 361.5 feet; turn right an angle of 86° 44' a distance of 338.33 feet to point of beginning; being in SW 1/4 of SE 1/4, Section 12, Township 20 South, Range 4 West, Shelby County, Alabama.

4. The property described as follows: Begin at NE corner of SW 1/4 of SE 1/4, Section 12, Township 20 S, Range 4 West, thence run West along North line of said SW 1/4 of SE 1/4 a distance of 3.27 feet for point of beginning; thence continue West along said North line a distance of 404.7 feet; thence turn left an angle of 88° 52' and run South a distance of 271.0 feet; turn right an angle of 88° 52' and run West a distance of 170.0 feet, turn left an angle of 88° 52' and run South a distance of 210.0 feet; turn left an angle of 91° 08' and run East a distance of 738.82 feet to West right-of-way boundary of Southern Railroad, turn left an angle of 107° 48' to the chord of a curve to the left, and run NWly along said chord a dis-

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tance of 505.9 feet to point of beginning, boundary between said railroad right-of-way and property herein described being arc of said curve, being in South 1/2 of SE 1/4, Section 12, Township 20 S., Range 4 W, Shelby County, Alabama.

5. The property as described as follows: Commence at the SW corner of the SW 1/4 of the SE 1/4 and run 976.58 feet to the SE boundary of County Road; thence turn Right an angle of 47° 14' and run along the SE boundary of said Road a distance of 25 feet to point of beginning of the land herein excepted, thence turn Right an angle of 93° 16' and run a distance of 300 feet; thence turn Left an angle of 93° 16' and run a distance of 370 feet; thence turn left an angle of 86° 44'; thence run a distance of 300 feet to the SE right-of-way boundary of County Road; thence turn an angle to the left and run to point of beginning;
6. All that protion of said SW 1/4 of SE 1/4 located Northwest of Genery's Gap Road now known as South Shades Crest Road.

This Deed is to correct a former deed between the parties recorded in Book 250, Page 436 in the Office of the Judge of Probate of Shelby County wherein the exception contained in Paragraph One above was in error.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple and to the heirs, and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the Grantees, their heirs and assigns; that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs executors and administrators shall warrant and defend yhe same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 17 day of March, 1975.

Willie Inez Rogers
WILLIE INEZ ROGERS



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STATE OF ALABAMA)

JEFFERSON COUNTY

John A. Spina, a Notary Public in and for said County, in said State, hereby certify that Willie Inez Rogers, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of March, 1975.

John A. Spina
NOTARY PUBLIC



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 19 PM 1:24
Carrolline
JUDGE OF PROBATE

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